



BUSINESS NAME: Carlson Homes

Primary Contact: Dan Carlson

☐ Office #

☒ Cell # 515-601-2520

☒ Email dan@carlsonhomesiowa.com

Address: 210 N. 17th Street

City Indianola

Zip 50125

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

- Glad to see move to 2018 Building Code.

- Would like to dig into difference between 2012, 2015 and 2018 Energy Code - not sure why not to adopt more recent energy codes.

* - Apa Study shows alternatives to 1/2" drywall on basement ceilings - would like to see the city at least explore to adopt these alternatives.

Charlie Dissell

From: Dan Carlson <dan@carlsonhomesiowa.com>
Sent: Tuesday, January 21, 2020 12:00 PM
To: Greg Chia; Charlie Dissell; Tim Little
Subject: Floor System Fire Protection
Attachments: Floor System Fire Protection Report.pdf; I Joist Floor Protection Systems (PDF).pdf; Mineral Wool SAFB Data Sheet.pdf

Charlie, Tim, and Greg,

After the contractor breakfast last week, I am in complete agreement that the exception for 2x dimensional lumber should not be allowed to go un-protected in basements anymore, and commend you for going above code in areas that you feel strongly about. With that being said, I have attached documents and reports from APA – The Engineered Wood Association, siting other methods of protection of engineered floor systems that meet or exceed the performance of ½” drywall on the bottom of floor joists – Specifically the use of mineral fiber board installed on top of the joist flanges. The APA is the same testing agency that establishes the guidelines, and tests and defines lumber grades and engineered building products. I am asking for you to explore this option and consider this as an approved method of floor system protection for basements on the account of the following:

- Mineral fiber insulation has a flame spread and smoke develop rating of 0, therefore by definition of NFPA 220 – a non-combustible material.
- Installing ½” drywall on the bottom of the joists is not only more expensive than this insulation, but also is a complete material waste, as any good drywall contractor will tell you that all of the sheets must be replaced completely after rough ins when the basement is finished out, because the same screw holes cannot be re-used and the empty screw holes will cause pops in the finish.
- Most contractors are not installing the ½” drywall according to code correctly anyways. Per 2018 IRC Section R302.13 – Exception 3.2: Fireblocking must be installed along the perimeter of all un-protected areas for the 80 sf of unprotected area to be allowed. By the definition of “fireblocking” in section R302.11.1 - in order to leave these 80sf unprotected, either solid 2x blocking, ½” drywall, or mineral fiber insulation would need to be used to fill the open voids of all of the unprotected joist cavities.
- Using this mineral fiber insulation, there would hardly be any excuse for any of the floor system to be unprotected since you would be able to insulated even above duct runs and plumbing chases, creating a better protected system than the current allowance of 80sf of unprotected area – without fire blocking.

I became a homebuilder to provide quality finished products, and to be a reliable source for my clients. This is by no means a way to skate around the code and try to cut corners, but rather a suggestion that would allow myself and other builders in town the opportunity to build the right way, and still make everyone happy at the end of the day.

Please call me or email back with any questions.

Thank you,

DAN CARLSON
Builder



BUSINESS NAME: Better Homes + Gardens Real Estate Innovations

Primary Contact: Misty Soldwisch

☐ Office #

☒ Cell #

414-0059

☒ Email

misty@mistysold.com

Address: 117 E Salem Ave

City

Indianola

Zip

50125

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

Thank you for having the event.



BUSINESS NAME: Shive-Hattery

Primary Contact: Michael Kleene

☒ Office # 223-8104 ☒ Cell # 783-7817 ☒ Email m.kleene@shive-hattery.com

Address: 4125 Westown Parkway Suite 100

City West Des Moines Zip 50266

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

Thanks for hosting. Somehow I missed the proposal class
so I'll be emailing you.



BUSINESS NAME:

Mid American Energy

Primary Contact:

John Clark

☒ Office #

(515) 242-3918

☒ Cell #

(515) 461-2950

☐ Email

jrclark@midamerican.com

Address:

3500 104th Street

City

Urbandale

Zip

Iowa

50322

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

Would be nice to introduce others!



PELDS DESIGN SERVICES

BUSINESS NAME: PELDS DESIGN

Primary Contact: DANIEL WILLRICH

☐ Office # 515 777 2548 ☐ Cell #

☐ Email daniel@pelds.com

Address: 2323 DIXON ST

City DSM Zip 50316

WE ARE A CIVIL ENGINEERING AND ARCHITECTURE FIRM IN DES MOINES

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

BUSINESS NAME: Jerry's Homes

Primary Contact:

~~Mike~~ miken@jerryshomes.com

☐ Office #

☒ Cell # (515) 478 5110

☐ Email

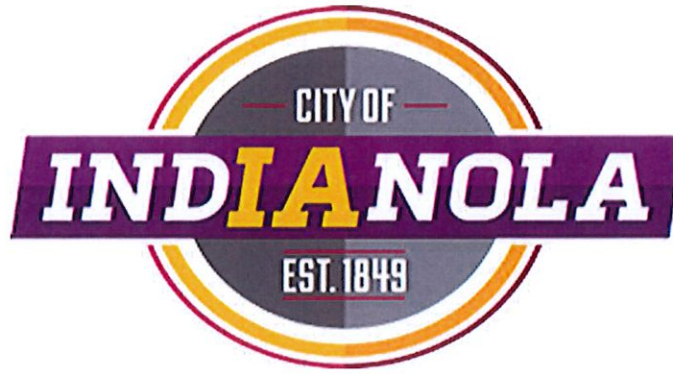
Address: 370

City WDM

Zip 50266

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:



BUSINESS NAME: KCI

Primary Contact: Mimi Kelly

☐ Office #

☒ Cell # 515-321-4286

☒ Email laramiekelly@gmail.com

Address: 1506 Lundahl Ct.

City Indianola

Zip 50125

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:



BUSINESS NAME: TruBank

Primary Contact: bneedles@trubank.bank

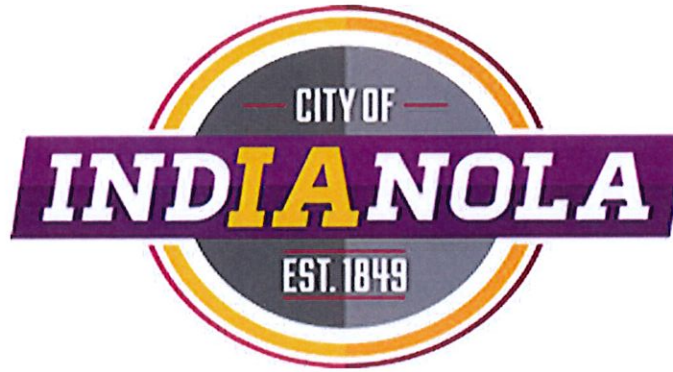
☒ Office # 961-5880 ☒ Cell # 681-6786 ☒ Email

Address: 1319 E Girard

City Indianola Zip 50125

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:



BUSINESS NAME: TRUBANK

Primary Contact: Kevin Welling

☒ Office # 5159615880 ☒ Cell # 5152291409 ☒ Email Kwelling@TRUBANK-BANK

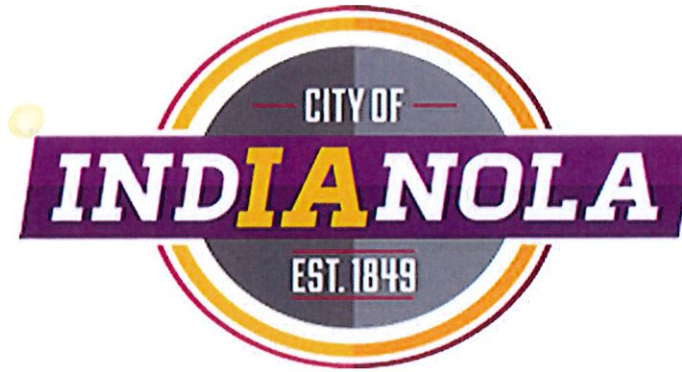
Address: 1401 N. Jefferson

City Indianola Zip 50125

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

14780 - last census



BUSINESS NAME: GRAYSCALE ARCHITECTURE, LLC

Primary Contact: STEVEN GRAY

☐ Office #

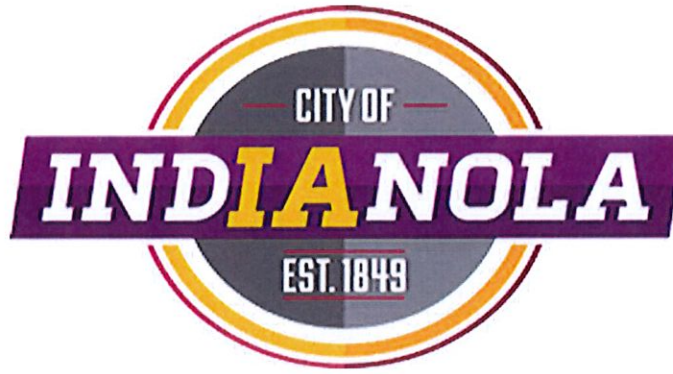
Cell # 515-423-8131 Email steve@grayscale-architecture.com

Address: 13762 MCGREGOR ST.

City INDIANOLA Zip 50125

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:



BUSINESS NAME:

Lindsey Aaron Real Estate (RE/MAX Concepts) & Jerry's Homes

Primary Contact:

515-509-1711 Lindsey Aaron

☐ Office #

☒ Cell #

☐ Email

Address:

7101 Vista Dr.

City

WDM

Zip

50766

Your opinion, experiences and recommendations are greatly appreciated. We look forward to growing our community with you!

Comments – Concerns – Note for Community Development:

Charlie Dissell

From: Karey Bishop <kareybishop@iowarealty.com>
Sent: Friday, January 17, 2020 4:31 PM
To: Ryan Waller; Charlie Dissell
Subject: FW: YOU ARE INVITED.pdf

Hi Ryan and Charlie

I wanted to pass this along to you. See below. Sounds like Jerrys Homes was pleased with the meeting , as she shared their compliment below. I think they had multiple people there. I told her you 2 did all the work. I just passed along the info....

Good work and thank you!

karey

From: Lindsey Aaron [mailto:lindsey@lindseysellsiowa.com]
Sent: Friday, January 17, 2020 3:52 PM
To: Karey Bishop <kareybishop@iowarealty.com>
Subject: Re: YOU ARE INVITED.pdf

Thank you so much for this! This was a great thing to attend. I also wanted to say I am so sorry that I had to run off. I was talking with Kim a little too long and had to rush off to an 8:30 AM appointment in Norwalk.

If you had anything to do with starting that breakfast, good job out of you and the City Council board. :) Lisa made the comment that she wishes more cities did this!

Stay warm and safe today!

Lindsey

****PLEASE NOTE: My email has changed!!****

****2019 Goal: Receive 24 referrals. I am currently at 23/24 of my goal!!****

****The greatest compliment I can receive is your referral. Thank you!****

****Licensed Realtor in the state of Iowa.****



On Fri, Jan 10, 2020 at 3:38 PM Karey Bishop <kareybishop@iowarealty.com> wrote:

Hi Lindsey

I wanted to make sure you are aware of the Indianola Builder Breakfast next Thursday. I have attached a flyer with the details. I will be there and hope to meet you in person! Feel free to share with your fellow Jerrys team members.

Thanks

Karey

Karey Bishop

Iowa Realty

1501 North Jefferson Way

Indianola, Iowa 50125

kareybishop@iowarealty.com

Office: 515-453-6335

Text: 515-229-7344

Fax: 515-453-6716

www.kareybishop.com

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Charlie Dissell

From: Ryan Waller
Sent: Thursday, January 9, 2020 2:55 PM
To: Charlie Dissell
Subject: Fwd: Storm Shelters in Group E

FYI below. Please let me know how you plan to vet these types of comments.

Ryan



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: [515.962.5274](tel:515.962.5274)
[110 N. 1st Street – Indianola, Iowa 50125](#)

Begin forwarded message:

From: Ryan Waller <rwaller@indianolaiowa.gov>
Date: Jan 9, 2020 at 2:53 PM
To: Steve Richardson <srichardson@mckeondoor.com>
Cc: Kelly Shaw <kshaw@indianolaiowa.gov>
Subject: Re: Storm Shelters in Group E

Thanks, Steve.

As promised, I'll forward onto community development as part of the public comment period for the code updates.

Great to see you this morning.

Ryan



Ryan J. Waller
City Manager
rwaller@indianolaiaowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

On Jan 9, 2020 at 2:51 PM, <[Steve Richardson](#)> wrote:

Hi Ryan,

Good talking with you this morning. Thanks for taking the time to answer my questions as you always do.

I talked to Dave Kuhn, Urbandale building official, who served on the subcommittee that helped write changes to the Metro version of the 2018 code. He is going to send me what they proposed. I will forward that to you once I receive it. I am very interested in the direction the City is taking in this area.

I think perhaps you were here, but maybe not, when a tornado touched down less than 200 yards NW of Wilder Elementary. It did extensive damage to a number of homes in that development neighboring the school. My opinion, and mine alone, is we are doing a big disservice to community and the our children and teachers of the community, if we do not adopt a standard that gives teachers and students a safe space during severe storms.

There is a cost involved either way we go. If we do require shelters, there is a monetary cost, maybe as much as 5-10% of the cost of new construction. If we do not, there is the chance of a life cost. As a community we have to decide which one we want to choose.

Cordially,

Steve Richardson CSI
Business Development Manager

Corporate Headquarters:
McKeon Door Company
44 Sawgrass Drive
Bellport, NY 11713
Mobile: 631-624-4987

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Charlie Dissell

From: Steve Richardson <srichardson@mckeondoor.com>
Sent: Monday, January 20, 2020 9:01 AM
To: Ryan Waller
Cc: Kelly Shaw; Rob Keller; Charlie Dissell
Subject: Re: Building Code

Thank Ryan. Must have been it. A bit harried this morning but thanks for the clarification.

Cordially,

Steve Richardson CSI
Business Development Manager

Corporate Headquarters:
McKeon Door Company
44 Sawgrass Drive
Bellport, NY 11713
Mobile: 631-624-4987

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From: Ryan Waller <rwaller@indianolaiowa.gov>
Date: Monday, January 20, 2020 at 8:50 AM
To: Steve Richardson <srichardson@mckeondoor.com>
Cc: Kelly Shaw <kshaw@indianolaiowa.gov>, Rob Keller <rob.keller@indianola.k12.ia.us>, Charlie Dissell <cdissell@indianolaiowa.gov>
Subject: Re: Building Code

Hi Steve.

Thanks for the email. Are you looking at one of the attachments from a prior weekly email? If so, please know that the building code item is not on tomorrow's agenda. The next step in the process will be to have a simple report to council on steps taken so far, the results of the developer/contractor breakfast from last week, comments received and timeline moving forward. We will be sure to include your comment in the materials.

Stay warm. Please let me know if you have any questions.

Ryan



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

On Jan 20, 2020 at 8:29 AM, <[Steve Richardson](#)> wrote:

Hi Ryan,

I see the Council is taking a look at the building code in the meeting on the 21st. I was wondering what the recommendation is for storm shelters in new school construction. 911 call centers, police and fire stations? I am copying Rob Keller on this as I have written him and three other school board members about this issue. So far, Rob is the only one from whom I have received a comment. The Code Section I am referring to is in Chapter 4, Section 423, IBC 2015 or 2018.

The State Code has adopted this, although as you know home rule allows local jurisdictions to decide what is and what is not in their own codes. The Metro group, according to my discussions a week or so ago with one of the committee members on that group, has left it in but perhaps with some variations.

I know some will say this is overkill but we had a wake-up call just a few years ago with the tornado that touched down less than a quarter mile from Wilder Elementary, causing numerous homes to be damaged. Having taught school for 23 years, kids are our future and it is our responsibility to protect them from all perils.

FEMA research says storm shelters only add 1-3% to the cost of new construction. My experience shows it is about 5-10%. In renovation works, it is higher, so new construction seems to be the most feasible. The code says it can also be a separate building or part of structure.

This brings me to one other comment. When I was last on the Council and we discussed the first Kading project on N 9th, my first of two questions for the Community Development people were where is the drainage for this area going. (We had severe flooding on a moderate rain storm from E. Henderson all the way to the creek by the bike trail due to the run-off-many homes had damage). Do you know if the water from the proposed development goes north at that point or does it drain south? Either way, has a dramatic impact on those downstream.

The second point I brought up almost 10 years ago was based on the fact these homes have a large number of people in a small area. The homes are on concrete slabs. My question was shouldn't we require a storm shelter in each unit? I was told at that time it was too costly. My motion to require a shelter did not pass. I later did the research. A concrete closet space at that time added about \$3,000 to the cost of home. It is a small price when saving lives.

Ryan I appreciate your consideration. In know it isn't always easy. Thanks!

Cordially,

Steve Richardson CSI
Business Development Manager

Corporate Headquarters:
McKeon Door Company
44 Sawgrass Drive
Bellport, NY 11713
Mobile: 631-624-4987

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Charlie Dissell

From: Ryan Waller
Sent: Tuesday, January 21, 2020 12:02 PM
To: Charlie Dissell
Subject: Fwd: Storm Shelters In Schools



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

Begin forwarded message:

From: Art Sathoff <art.sathoff@indianola.k12.ia.us>
Date: Jan 21, 2020 at 10:55 AM
To: Ryan Waller <rwaller@indianolaiowa.gov>
Subject: Re: Storm Shelters In Schools

As long as it's for new construction, no

"Knowledge comes, but wisdom lingers."
--Tennyson

Click this link to learn about Indianola CSD
http://www.elocallink.tv/vp6/spon-fcsa_a.php?sponid=BzQDMQZmAmxXYg==&fvm=1

Art Sathoff, Superintendent of Schools

Cell Phone: 641-233-7014

Central Office: 1304 East Second Avenue, Indianola, IA 50125

On Tue, Jan 21, 2020 at 10:54 AM Ryan Waller <rwaller@indianolaiowa.gov> wrote:
Thanks, Art.

The recommendations we are bringing forward incorporates these requirements...any issues with it proceeding?

Ryan



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

On Jan 21, 2020 at 10:48 AM, <Art Sathoff> wrote:

had some conversation with Rob Keller about this this morning
Any new construction of a school (e.g. building a new elementary school) would incorporate a safe room/shelter. At this time we don't have plans to do additions on existing buildings for this purpose. Buildings do tornado drills and move to the safest areas, of course.

Thanks,
Art

"Knowledge comes, but wisdom lingers."
--Tennyson

Click this link to learn about Indianola CSD
http://www.elocalink.tv/vp6/spon-fcsa_a.php?sponid=BzQDMQZmAmxXYg==&fvm=1

Art Sathoff, Superintendent of Schools

Cell Phone: 641-233-7014

Central Office: 1304 East Second Avenue, Indianola, IA 50125

On Tue, Jan 21, 2020 at 8:10 AM Ryan Waller <rwaller@indianolaiowa.gov> wrote:



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

Begin forwarded message:

From: Steve Richardson <srichardson@mckeondoor.com>

Date: Jan 21, 2020 at 7:54 AM

To: Rob Keller <rob.keller@indianola.k12.ia.us>, Donna Kreamer <donna.kreamer@indianola.k12.ia.us>, Ben Metzger <ben.metzger@indianola.k12.ia.us>, Sue Wilson <sue.wilson@k12.ia.us>

Cc: Ryan Waller <rwaller@indianolaiowa.gov>

Subject: Storm Shelters In Schools

Good Morning,

I ran across the article in the link below in CSI magazine. While it is written by a person in the door industry, I believe she does a good job of discussing the cost issues later in the article as well as the code issues in the beginning of the article.

<https://www.constructionspecifier.com/the-doors-to-life-saving-measures/>

As you may or may not know the City of Indianola is in the process of adopting a newer version of the building code. It is one in which the issue of storm shelters in schools is part of the code. In Iowa, local jurisdictions have the "right" under Home Rule to exclude parts of the Code. I am not saying the City is working to take out Section 423 of the 2015 and 2018 International Building Code (IBC). What I am saying is the Council could eliminate that section under Iowa law.

I am asking that as School Board members, you let the City know your thoughts as to whether Indianola school children, faculty and staff should have a place to go in the event of a tornado bearing down on the town. Most schools have areas of refuge, but those areas are not designed to the standards required under Section 423 of the IBC.

Through all their studies of wind events since the early 1970's, FEMA has found that roof attachments and flying debris are some biggest areas of concern in a storm. Roof attachments in normal school construction just will not withstand a EF5 tornado. Traditional roof systems lift off under that pressure and drop on those below. FEMA found in the last fatal storm in Moore, Oklahoma, in which a school was destroyed, seven school kids were killed when the roof lifted and fell into the area where engineers and designers had designated as the safest places to shelter in a storm. I am afraid that very thing could happen here.

I would encourage all of you to let the City know your thoughts on this topic. Having been a school teacher myself for over 23 years and the last 20 years in the construction industry, I have been able to see both sides. But in the end for me it all comes down to doing what we can as a community to save our future-our kids.

Thank you for your consideration.

Steve Richardson

611 N. 6th Street Place

Indianola, Iowa 50125

Cordially,

Steve Richardson CSI

Business Development Manager

Corporate Headquarters:

McKeon Door Company

44 Sawgrass Drive

Bellport, NY 11713

Mobile: 631-624-4987

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